



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Matthew J. Frank, Secretary
Gloria L. McCutcheon, Regional Director

Southeast Region Headquarters
2300 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, Wisconsin 53212
Telephone 414-263-8500
FAX 414-263-8606
TTY 711

May 14, 2009

In Reply, Refer to: FID# 241222520
BRRTS# 02-41-184802
06-41-548795
BRR/ERP

Mr. John Stibal
City of West Allis
7525 W Greenfield Ave
West Allis, WI 53214

Subject: Approval of Site Investigation and Remedial Action Plan for the 67th Place Industrial Park Site (formerly known as the "Novak Site" or the "Lime Pit Site"), 1960 67th Pl., West Allis, WI

Dear Mr. Stibal:

You were notified that the 67th Place Industrial Park Site (formerly known as the "Novak Site" or the "Lime Pit Site"), located at 1960 67th Place in West Allis, WI and herein referred to as the "site" was accepted into the Voluntary Party Liability Exemption Program on March 20, 2007.

The Wisconsin Department of Natural Resources (WDNR) has received a request from your consultant, ARCADIS, for a written determination regarding the adequacy of the site investigation and suitability of the proposed remedy for the site. The documents reviewed for this site include:

- Phase I ESA, TEMCO (March 2004)
- Preliminary Phase II ESA, TEMCO (March 2004)
- Preliminary Subsurface Exploration, CGC, Inc. (December 29, 2005) - geotechnical
- Site Investigation Report (SIR), TEMCO (March 2006)
- Supplemental Subsurface Exploration, CGC, Inc. (January 21, 2009) - geotechnical
- Addendum to Site Investigation Report, TEMCO (January 2009)
- Remedial Action Options Report (RAOR), ARCADIS (March 2009)
- Meeting Summary of Meeting between WDNR, City of West Allis and ARCADIS on March 20, 2009 - email
- Revised Material Handling Plan and Cap Maintenance Plan, ARCADIS (undated - received 4/15/09)

The Department has reviewed these documents and concludes as follows:

1. In accordance with ch. NR 716, Wis. Adm. Code, and s. 292.15(2)(a)(1), Wis. Stats., the WDNR is conditionally approving the Phase 1 and Phase 2 Environmental Site Assessment and the Site Investigation Report with respect to discharges of hazardous substances on, originating from, and beneath the Property. The conditions of approval are:
 - a) Additional soil samples will be collected in the northwestern portion of the site. The samples will be collected from the upper four feet and will be analyzed for VOCs, PAHs, metals and PCBs. The samples will be collected from the locations identified during a site visit that your consultant and I made on April 15, 2009.
 - b) The information from the Phase I ESA should be transposed onto a sample location map to better show how the recognized environmental conditions (RECs) were covered by the sampling that was done.

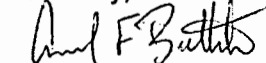
- c) The two additional rounds of groundwater samples that are proposed in the RAOR shall be collected. If concentrations of PAHs and metals are observed to be below the enforcement standard (ES) in the samples collected from the initial sampling event, you may petition to eliminate further analysis for these analytes.
2. The Department conceptually approves the Remedial Action Plan contained within the RAOR. As set forth therein, the proposed remedy consists of a combination of
 - a) In-place soil management
 - b) Possible targeted soil excavation and land filling
 - c) Vapor monitoring and mitigation
 - d) Placement of a infiltration / direct contact barrier (i.e. cap) with a cap maintenance plan
 - e) Possible monitored natural attenuation to address groundwater contamination

In addition, to limit groundwater seepage, the following controls have been proposed:

- f) Site-wide grading that will address channels and re-direct sheet flow runoff to the drainage swale located along the north property line
 - g) Installation of a French drain coupled with a landscaped berm, both located along the eastern side of the site, to control larger rain events and groundwater seepage. The water would be directed to the 42-inch storm sewer located in the northeast corner of the Site. ARCADIS will coordinate with the city of West Allis Engineering Department and the WDNR to approve the final design.
3. Because the site meets the statutory definition of a historic fill site, prior to any redevelopment that involves construction of new buildings or pavement, the Property owner will need to submit an Exemption Application (Forms 4400-226 and 4400-226A) and receive an Exemption for Development at a Historic Fill Site. Before you apply for the Exemption, you should discuss the methane sampling activities and results with Tom Wentland (920-892-8756 x3028). He will make the decision on the adequacy of the methane assessment and any mitigation that may be necessary.
 4. The elevated pH levels at the site that are related to the historic presence of lime materials are localized based on the data that has been submitted. Provided that the levels in the upcoming sampling events remain consistent with the data collected to date, the WDNR expects to be able to issue an exemption to NR 140 for the elevated pH. If natural attenuation is not required as a remedy (because you demonstrate that there are no remaining ES exceedances at the time of case closure), you would not be required to purchase the VPLE insurance in order to obtain a Certificate of Completion (COC).
 5. Upon successful completion of all proposed remediation activities and compliance with all applicable statutory and regulatory requirements, the DNR will issue to the City of West Allis a Certificate of Completion for the Property, pursuant to s. 292.15(2)(a), Wis. Stats.

The WDNR appreciates the actions you have taken to restore the environment at this site. Please refer to the FID and BRRTS numbers on the top of this letter in any future correspondence. If you have any questions or concerns regarding this letter, please contact me at (414) 263- 8541.

Sincerely,



Andrew F Boettcher
Hydrogeologist – RR/SER

CC: Benjamin J. Verburg, ARCADIS, 126 N Jefferson St., Ste 400, Milwaukee, WI 53202